

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land Helping build great communities

MEETING DATE
September 1, 2006
LOCAL EFFECTIVE DATE
September 15, 2006
APPROX FINAL EFFECTIVE
October 6, 2006

CONTACT/PHONE Marsha Lee 788-2008 **APPLICANT**

FILE NO.

Bob and Janice Dixon

DRC2005-00132

SUBJECT

Request by Bob and Janice Dixon for a Minor Use Permit/Coastal Development permit to allow the construction of a new 3200 square foot, two-story single family dwelling including a 1250 square foot three-car attached garage, on Lot 8 of Tract 1804. The project will result in approximately 13,000 square feet of disturbance of a 34,400 square foot building envelope, of a 2.35-acre parcel. The proposed project is within the Rural Lands land use category and is located at 6198 Brighton Lane, north of Weymouth Street in the community of Cambria. The site is in the North Coast planning area.

RECOMMENDED ACTION

Approve Minor Use Permit/Coastal Development Permit DRC2005-00150 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

The proposed project is consistent with the previously certified Environmental Impact Report for the Cambria Pines Estates Tract Map 1804/Development Plan/Coastal Development Permit, Tract 1804, D910279D.

LAND USE CATEGORY
Rural Lands

COMBINING DESIGNATION

Local Coastal Program Area,

Terrestrial Habitat

ASSESSOR PARCEL NUMBER

013-085-008

SUPERVISOR DISTRICT(S)

DISTRIC

PLANNING AREA STANDARDS:

Site Selection, Setbacks, Height, Footprint

Does the project meet applicable Planning Area Standards: Yes - see discussion

LAND USE ORDINANCE STANDARDS:

Local Coastal Program

Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

FINAL ACTION

This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDI' COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (80

EXISTING USES: Vacant			
SURROUNDING LAND USE CATEGORIES AND USES: North: Rural Lands/Residential South: Residential Single Family/Residential	East: Residential Multifamily/Residential West: Recreation/Highway 1		
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Cour District-(Fire), Cambria Community Services District-Wa			
тородгарну: Moderately sloping	VEGETATION: Monterey pine trees, cypress trees, grasses		
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: July 24, 2006		

DISCUSSION

The proposal is a new 3200 square foot, two-story single family dwelling including a 1250 square foot three-car attached garage, on Lot 8 of Tract 1804. The project will result in approximately 13,000 square feet of a 34,400 square foot building envelope, of a 2.35-acre parcel.

TRACT1804/DEVELOPMENT PLAN D910279D CONDTIONS OF APPROVAL/EIR MITIGATION MEASURES

The previously approved Tract 1804 and Development Plan authorized a cluster division consisting of 18 lots with designated building envelopes. The area outside of the designated envelopes is approximately 342 acres in size and in an Open Space Agreement granted to the County of San Luis Obispo, dated June 20, 2000. The total tract acreage of the subdivision is 380 acres. The subject property is Lot 8, a 2.35 acre parcel with a building envelope of approximately 34,400 square feet. The proposed total area of disturbance is approximately 13,000 square feet of the building envelope. Five existing pine trees will be removed and replaced (at a 4:1 ratio) by 20 Monterey pine trees on site. Pine tree plantings and the existing pine and cypress trees located along Highway 1, and to the north and east of the building site will provide screening/backdrop for the project. No ground disturbance will occur within the dripline of the existing trees.

The majority of the conditions and mitigation measures were implemented prior to recordation of Tract 1804. Conditions and mitigation measures related to construction vehicles and fencing are discussed below.

Construction Traffic

Construction traffic may enter the site using Brighton Lane.

Fencing

Fencing is not permitted on property lines for this lot. Guidance makers may be used for reference of lot boundaries. Prior to issuance of construction permits, applicant shall submit plans for any proposed fencing to be approved by the Department of Planning and Building.

Visual Resources

A Visual Analysis for the Dixon Residence, Cambria, California, APN 013-085-008 was prepared by Paragon Design, dated November 23, 2005. The project is compatible with the setting and will not generate significant visual impacts as conditioned because the structure does not silhouette, and the existing trees and proposed planting plan will screen the house from Highway 1 views. This lot is visible from Highway 1 but significant visual impacts will not be generated because of design elements including articulated architectural roof forms, roof height so as to not silhouette the skyline, muted and mixed nature of building colors. Structure height is limited to 25 feet from average finished grade at approximately 86 foot elevation, (111 foot maximum structure height elevation). Tree replacement and additional landscaping was added to further screen the residence. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria, means that the addition of this structure will not be an intrusion on the expectations of the viewer. In addition, the structure will not silhouette the skyline. Underground cisterns will be installed to provide water for irrigation.

Cambria Pines Estates Design Guideline Manual The EIR included the preparation of the Cambria Pines Estates Design Guideline Manual to provide common standards for development in Tract 1804. Tract 1804 and Development Plan D910279D conditions of approval require consistency with this design manual. The design manual includes standards for site development, building design, landscape design, and tree protection and requires approval from the Design Review Committee prior to Minor Use Permit application. The Design Review Committee (letter dated June 15, 2006 from RRM group acting for the committee) found the proposed project to be in general compliance with the design guidelines and approved the plan submittal as complete and ready for County review. Any plan changes shall be provided to the Design Review Committee.

The applicant is proposing materials and color that blends the structure with the surroundings, (e.g. muted neutral brown and dark green tones, stone, cedar shingles and dark brown cement roofing.)

PLANNING AREA STANDARDS:

Site Selection: Primary site selection for new development is to be within the building envelope in locations less visible from Highway 1. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. The structure will not silhouette the skyline and building colors will be muted neutral tones to blend with the surroundings.

Setbacks: Required setbacks are: front – 20', side – 10', rear 30' and the setbacks for the proposed project are in compliance.

Height: The maximum height is 28' from average finished grade. Structure height is limited to 25 feet from average finished grade at approximately 86 foot elevation, (111 foot maximum structure height elevation).

Design Review:

As required by the conditions of the original tract map, RRM Design Group has reviewed the project as the Cambria Pines Estates Design Review Committee and has approved the site plan and design.

LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan. The approval of the Coastal Development Permit meets this requirement.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies; the most relevant policies are discussed below.

Terrestrial Habitat ESHA:

Policy 27: Development is designed to minimize impacts to Monterey pine forest and Coast live oak woodland habitat by locating development to the least sensitive and open areas. Development will occur within designated building envelope and will limit impacting and removal of the existing pines and oak trees. Five pine trees will be removed and replaced with 20 pine trees on site (4:1 ratio). The project is conditioned for providing a qualified botanist or biologist approved by the Environmental Coordinator to monitor all construction activities, including grading, filling, trenching, or construction, within 50 feet of the treeline.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. Conditioned for water and sewer will serve letters from Cambria Community Services District. Retrofit fees are due after CCSD review of floorplans. Water conservation conditions apply.

Coastal Watersheds:

- Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residence is located on slopes of less than 20% and partially screened by existing and proposed tree plantings.
- Policy 8: Timing of new construction: The proposed project is consistent with this policy because the project is required to prepare an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.
- Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the new residence will not increase erosion or runoff.

Hazards:

- Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.
- Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion of geological instability.

Visual and Scenic Resources:

Policy 2: Site Selection for New Development. A Visual Analysis for the Dixon Residence, Cambria, California, APN 013-085-008 was prepared by Paragon Design, dated November 23, 2005. The project is compatible with the setting and will not generate significant visual impacts as conditioned because the structure does not silhouette, and the existing trees and proposed planting plan will screen the house from Highway 1

views. This lot is visible from Highway 1 but significant visual impacts will not be generated because of design elements including articulated architectural roof forms, roof height so as to not silhouette the skyline, muted and mixed nature of building colors,. Structure height is limited to 25 feet from average finished grade at approximately 86 foot elevation, (111 foot maximum structure height elevation). Tree replacement and additional landscaping was added to further screen the residence. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. In addition, the structure will not silhouette the skyline. Underground cisterns will be installed to provide water for irrigation.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: North Coast Advisory Council- approval, no comment

AGENCY REVIEW:

Public Works – Recommend approval, encroachment permit will be need for second driveway, North Coast Road fee due with building permit.

Cambria Community Services District-Fire – no response

Cambria Community Services District-Water and Sewer – The project is required to include a cistern for irrigation water. A "retrofit fee" shall be paid to district prior to issuance of the construction permit. Final will-serve letter is required.

California Coastal Commission - no response

LEGAL LOT STATUS:

The 1 lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Minor Use Permit

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

CEQA

- G. No subsequent changes are proposed in the project which will require important revisions of the Environmental Impact Report (EIR) previously prepared for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D, due to the involvement of new significant environmental impacts not considered in the previously prepared EIR for the project.
- H. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require important revisions in the EIR due to the involvement of new significant environmental impacts not covered in the previously prepared EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.
- I. No new information of substantial importance to the project has become available that was not known or could not have been known at the time the EIR was previously certified for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

- J. The proposed project will not cause significant environmental effects.
- K. The project is consistent with the previously certified EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

Sensitive Resource Area Findings

- L. The development will not create significant adverse effects on the natural features and resources of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features because development is limited to building envelopes and located to avoid tree impacts and removal.
- M. Natural features and topography have been considered in the design and siting of all proposed physical improvements because development is limited to building envelopes and located to avoid tree impacts and removal.
- N. The proposed clearing of topsoil, trees, is the minimum necessary and will not create significant adverse effects on the identified sensitive resource, because development is limited to building envelopes in the location with least impact to the trees, and drainage and sedimentation erosion control plans are required as conditions of approval.
- O. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and the project has been conditioned to prepare drainage plans, prior to construction activities, to prevent soil erosion and sedimentation of streams through undue surface runoff.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

- This approval authorizes:
 - a. The construction of a new 3200 square foot, two-story single family dwelling including a 1250 square foot three-car attached garage, on Lot 8 of Tract 1804. The project will result in approximately 13,000 square feet of a 34,400 square foot building envelope, of a 2.35-acre parcel.
 - b. A maximum height of 25 feet from average finished grade at approximately 86 foot elevation, and a maximum house height elevation is 111'.
 - c. The removal/impact of 4 Monterey pine trees, and replacement with 20 pine trees. Landscaping with drought tolerant plants per the approved landscape plan.
 - d. Grading and disturbance approximately 13,000 square feet
 - e. Installation of underground cistern(s) equaling approximately 5000 gallons.
 - f. No fencing is permitted on property lines. Submit fencing plans with landscape plan review if any fencing is proposed.

CONDITIONS REQUIRED TO BE COMPLETED AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS

Site Development

- 2. **At the time of application for construction permits,** the applicant shall submit plans that show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
- 3. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. Prior to issuance of construction permits, applicant shall submit plans for any proposed fencing to be approved by the Department of Planning and Building.

Fire Safety

4. At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Cambria Fire for this proposed project.

<u>Services</u>

5. At **the time of application for construction permits,** the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to provide water and sewer service to property.

6. **At the time of application for construction permits,** the applicant shall pay North Coast road fees.

Water Conservation

- Ultra low flow toilets (1.6 gallons per flush maximum) shall be installed on all new construction in accordance with the Uniform Building Code. (Ultra low flow toilets are estimated to save approximately 22 gallons of water per capita per day.)
- 8. New development shall be required to utilize water conserving models of any appliances installed during construction. Such appliances would include, but not necessarily be limited to, dishwashers.
- 9. Connection fees and user fees shall be assessed by the CCSD to finance water delivery system improvements.
- 10. The Department of Planning and Building will verify that no irrigation shall occur within the tree dripline.

Drainage Plan/Sedimentation and Erosion Control Plan

12. **At the time of application for construction permits,** applicant shall submit drainage plan, sedimentation and erosion control plan to Public Works for approval.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT

Biological Mitigation Measures

13. **Prior to issuance of building permit**, the applicant shall retain a qualified botanist or biologist approved by the Environmental Coordinator to monitor all construction activities, including any grading, filling, trenching or construction, within 50 feet of the treeline.

<u>Fees</u>

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

No Net Increase in Water Use Allowed

Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998 (ATTACHED AS Exhibit 6), and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written

confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

Drainage Mitigation Measures

16. All new drainage infrastructure shall incorporate measures to reduce long-term water quality degradation.

Landscape Plan

17. **Prior to issuance of a building permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, nonnative, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

CONDITIONS TO BE COMPLETED DURING PROJECT CONSTRUCTION

Building Height

- 18. The maximum height of the project is 25 feet from average finished grade at approximately 86 foot elevation, with a maximum elevation of 111 feet.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection,** the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Invasion Exotic Plants

- 19. **During project construction,** to control introduction of invasive exotic plants on-site, the following measures shall be implemented and incorporated into the design guidelines of the proposed project:
 - a. Use only clean fill material (free of weed seeds) within the project area
 - b. Thoroughly clean all construction equipment prior to being moved onto and used at the site
 - c. Prohibit planting or seeding of disturbed areas with non-native plant species
 - d. Control invasive exotic weeds in all disturbed areas.

Noise

20. Project construction activities shall be limited to between the hours of 7am and 6 pm.

Archaeology

- 21. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- 22. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- 23. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Air Quality

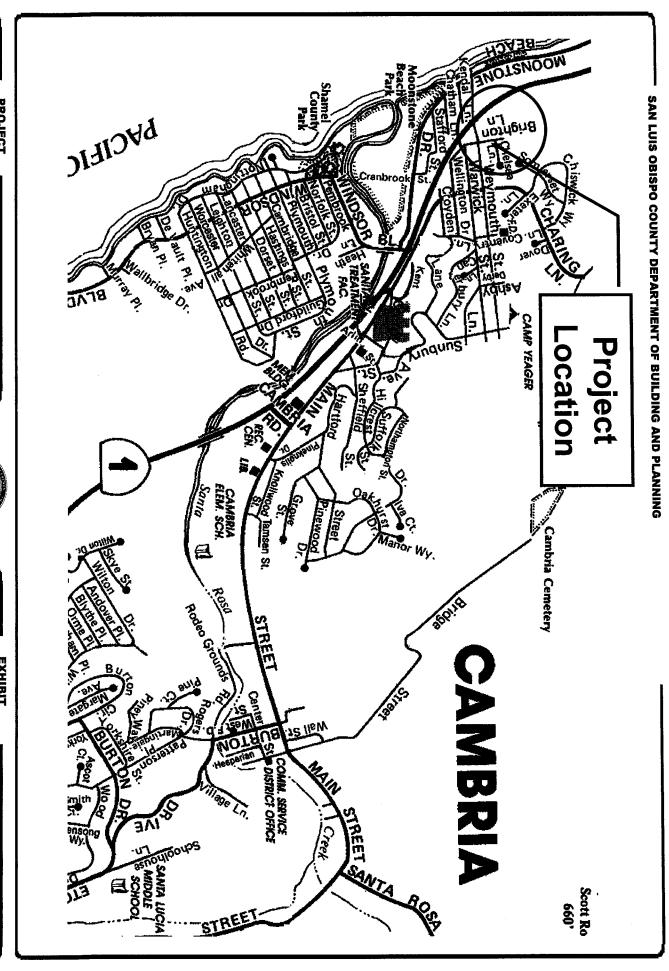
- 24. **Prior to and during project construction**, the applicant shall ensure that all contractors' equipment is in proper operating condition and is in compliance with air pollution control regulation. Dust generated by the development activities shall be kept to a minimum by following the measures listed below.
 - a. **During project construction,** water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities.
 - b. **During project construction,** water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the early morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. **During project construction**, dirt stock-piled areas should be sprayed daily as needed.
 - d. **During project construction,** the amount of disturbed area should be minimized, and onsite vehicle speeds should be reduced to 15 mph or less.
 - e. **During project construction,** exposed ground areas that are planned to be reworked at dates more than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
 - f. **Prior to completion of project construction,** the entire area of disturbed soil should be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur;
 - g. **During project construction,** grading and scraping operations should be suspended when wind speeds exceed 30 mph to reduce PM, emissions:
 - h. **During project construction**, all roadways and driveways associated with construction activities should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL BUILDING INSPECTION /ESTABLISHMENT OF THE USE

- 25. **Prior to final inspection**, the applicant shall install all elements of the approved landscape plan including planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.
- 26. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire of all required fire/life safety measures.
- 27. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
- 28. **Prior to final inspection,** the Planning Department shall confirm painting per the approved color and materials board.
- 29. **Prior to final inspection**, the applicant shall submit an archaeology monitoring report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

ON-GOING CONDITIONS OF APPROVAL (VALID FOR THE LIFE OF THE PROJECT)

- 30. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
- 31. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
- 32. Fencing is not permitted on property lines for this lot. Guidance makers may be used for reference of lot boundaries.

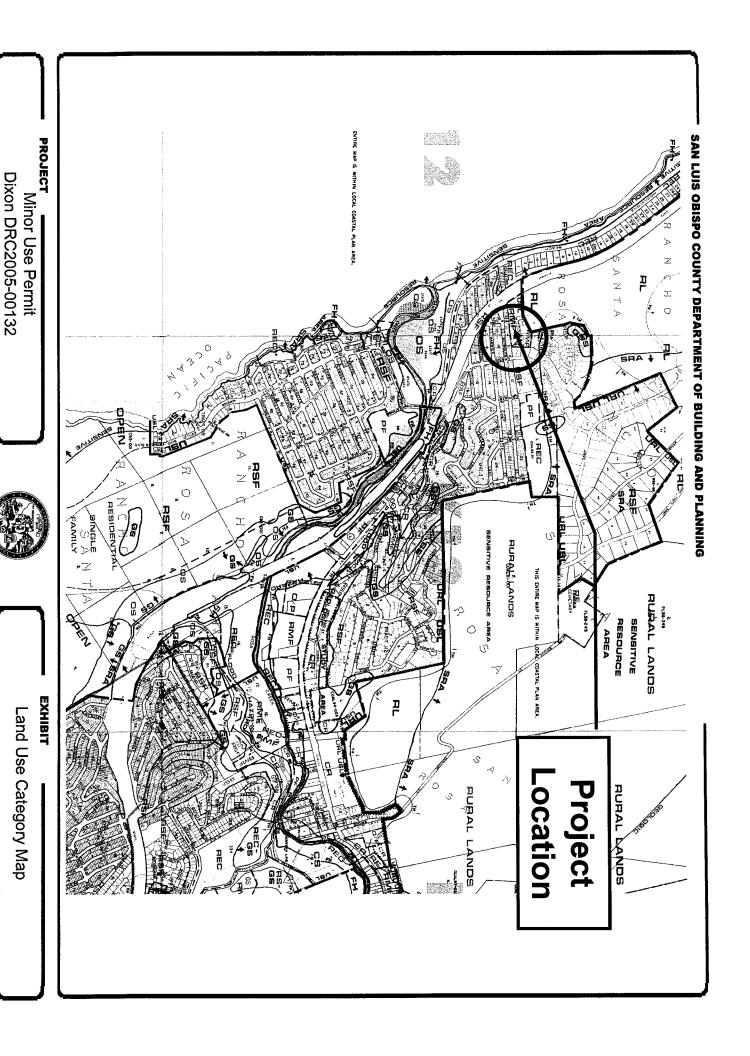


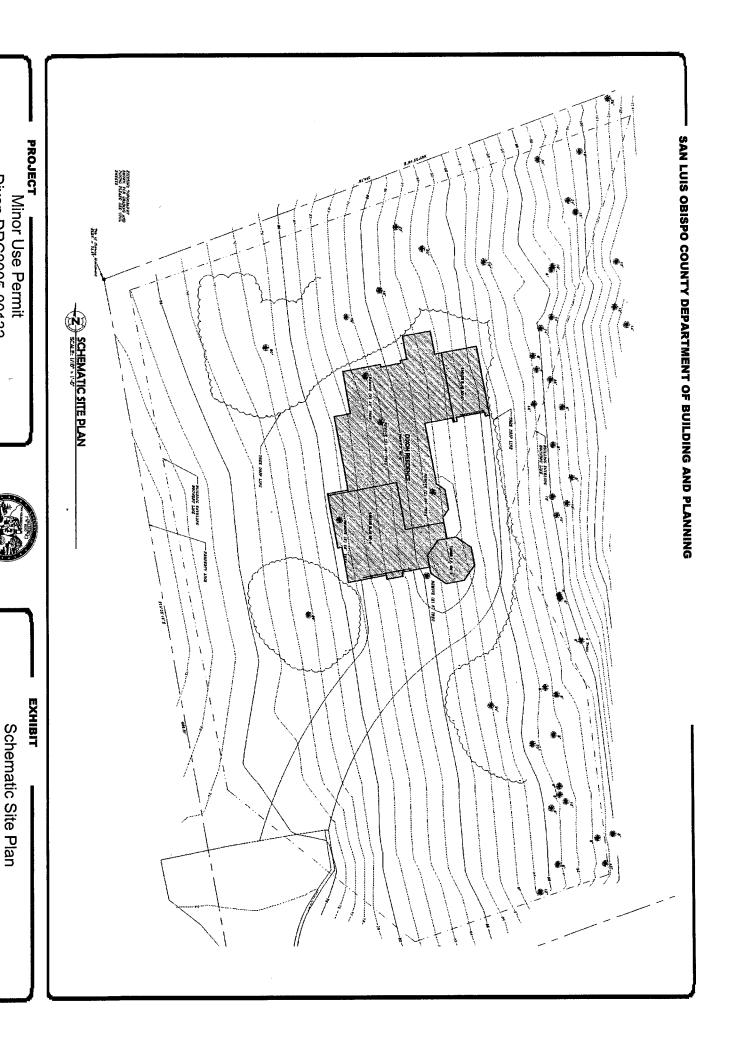
PROJECT

Dixon DRC2005-00132 Minor Use Permit

EXHIBIT

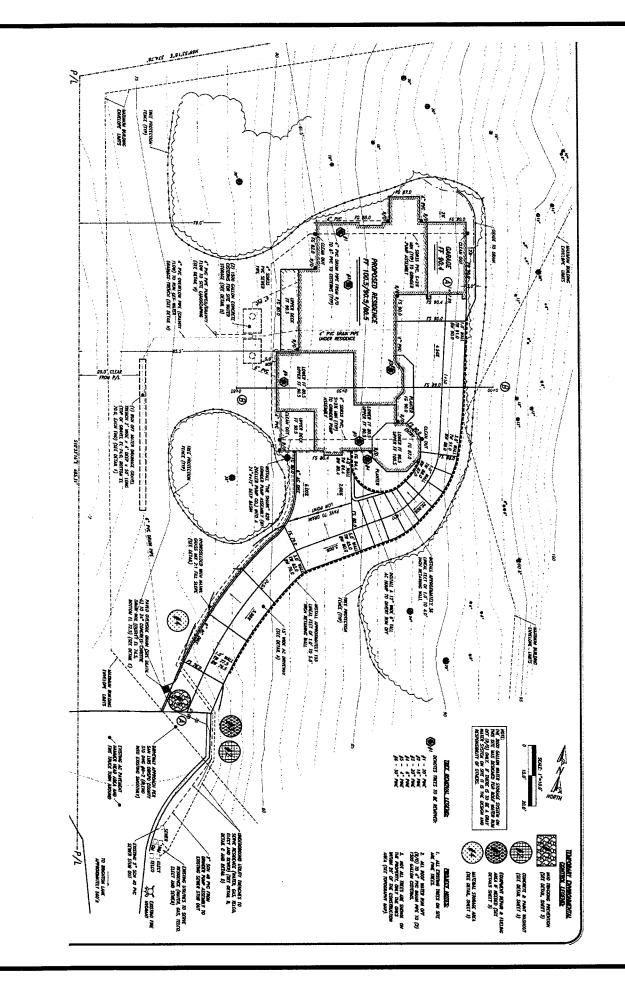
Vicinity Map





Dixon DRC2005-00132

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



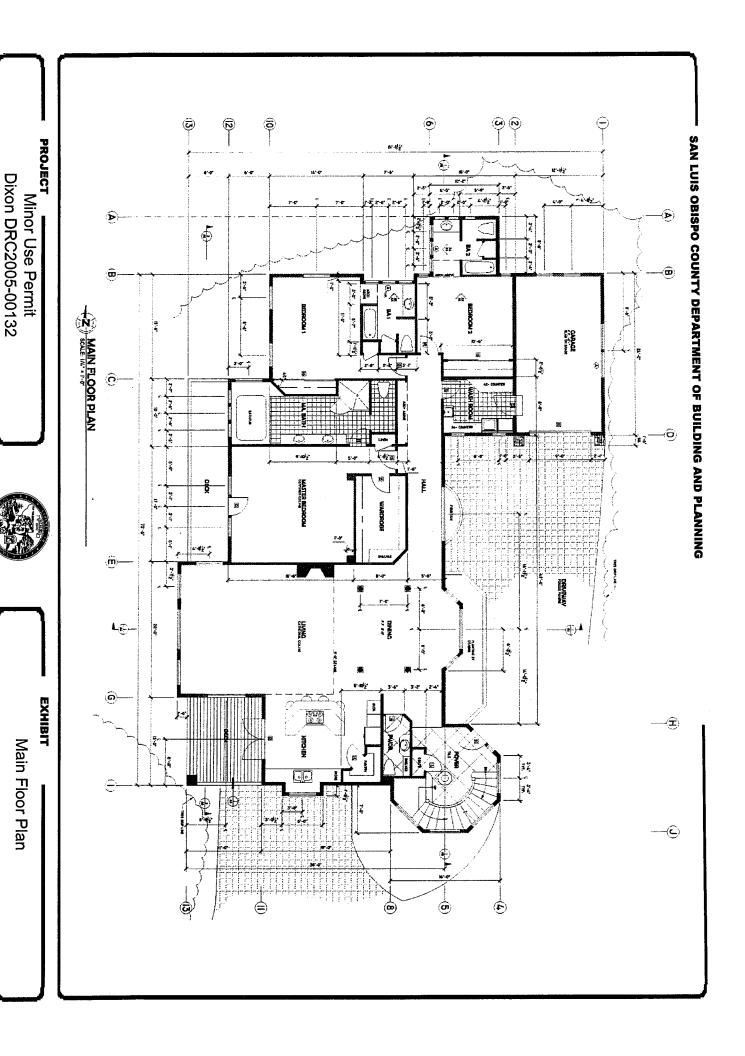
PROJECT

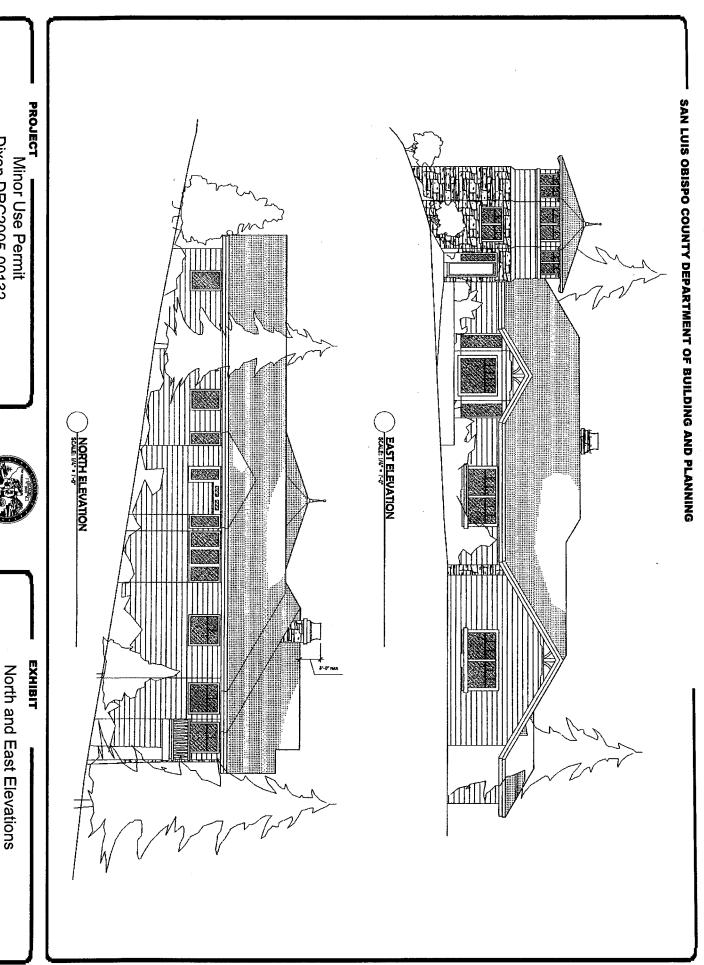
Minor Use Permit Dixon DRC2005-00132



EXHIBIT

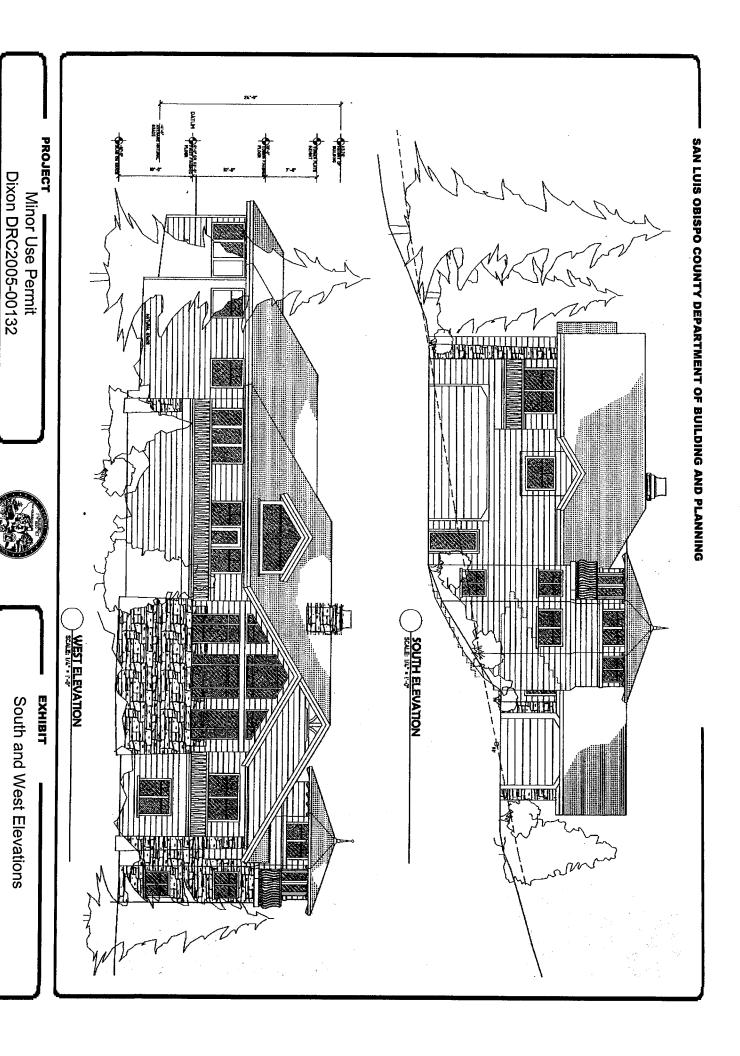
Site, Sewer, Grading and Drainage Plan





Minor Use Permit Dixon DRC2005-00132





Residential and Commercial Architectural Design Thomas G. Brajkovich, Architect C15612

VISUAL IMPACT ANALYSIS

Dixon Residence Lot 8, Brighton Lane Leimert Estates Cambria, CA 93428

November 23, 2005

Prepared for

Bob and Janice Dixon P.O. Box 2355 Big Bear City, CA 92314

Prepared by

Emily Dawson Paragon Designs 1009 Morro Street San Luis Obispo, CA 93401

Residential and Commercial Architectural Design Thomas G. Brajkovich, Architect C15612

November 23, 2005

Bob and Janice Dixon P.O. Box 2345 Big Bear City, CA 92314

Project: Dixon Residence Lot 8, Brighton Lane Leimert Estates Cambria, CA 93428

Subject: Visual Analysis Report

Dear Mr. & Mrs. Dixon;

This visual analysis study has been prepared to assist in quantifying the visual impact your proposed residence will have within the context of surrounding uses in the Highway 1 scenic corridor. This report is based upon photographs of the site area and a reference pole with flag at the structure location, provided by Paragon Design, and by field observations from the photograph viewpoints and from the site and surrounding neighborhood. It describes the general scenic attributes and character of the corridor and adjacent area, including existing land uses and structures, and the specific features of the site that help define its visual character and that affect the visibility of the residence from the highway.

We appreciate the opportunity to prepare this analysis for this project. If there are any questions concerning this report, please do not hesitate to contact the undersigned.

Sincerely,

Paragon Designs
Emily Dawson
for Thomas G. Brajkovich, Architect

Residential and Commercial Architectural Design Thomas G. Brajkovich, Architect C15612

VISUAL IMPACT ANALYSIS

Proposed residence for Bob and Janice Dixon

Table of Contents

project description, context for analysis and conclusion appendix:

- photographs of site from Highway 1
- photographs of site from Highway 1 with proposed structure superimposed
- map with view locations

Project location and visual impact:

Lot 8 of Leimert Estates on Brighton Lane off of Weymouth Street in north Cambria. The site is located approximately 300 feet East of highway 1. Visibility from Highway 1 is limited to a length of road of approximately 400 feet directly west of the site. To the south of this area is a tree-covered knoll, and to the north a bank of trees, both these elements effectively shielding view to the site. The property has several mature pine trees that greatly minimize the visual impact of the proposed residence.

• Purpose and scope of work

The purpose of this report is to characterize the existing scenic elements in the vicinity of the project as viewed from the Highway 1 corridor, to assess the relationship of the project to these elements and associated land uses, and to quantify the proposed structure visibility.

This study entailed:

- 1) Preparation for visual study with 5'x5' red flag on a pole to reflect the height of the house at it's highest point. The flag was placed on the site where the house will be most visible from Highway 1. The flag can be seen in view 4.
- 2) Review of photographs of site taken from the highway shoulder; field verification of the location and extent of views.
- 3) Field survey and assessment of scenic elements including existing land use and associated structures, taken from sequential locations along Highway 1.
 - 4) Preparation of scaled map with plotted view locations and ranges.
 - 5) Preparation of photo-collages of site from photographs (from #1 above).
 - 6) Report preparation.

Residential and Commercial Architectural Design Thomas G. Brajkovich, Architect C15612

Project description in context of surrounding uses

Leimert Estates is mostly undeveloped at the time of this study. Lot 8 is accessed through the northernmost neighborhood in Cambria east of Highway 1. Residential development lies across the highway from Leimert Estates, down to Moonstone Beach Drive at the coastline.

Project siting and summary of structure visibility issues

The proposed residence will be located on the west, down-sloping side of a knoll or flat-topped spur. The house will only be visible from an approximately 400-foot stretch of Highway 1, directly west of the site. North and southbound traffic will not have visibility of the house until passing through this 400-foot zone. At that point the sight line to the house will be nearly perpendicular to the highway (referenced as view #4 in the appendix). Screening provided by on-site existing pines will obscure most of the house from this visible stretch of highway. Potential visibility occurs briefly from southbound Highway 1 at the intersection of Cambria Pines Road and Highway 1. However, only the roof of the proposed structure would be visible from that location (referenced as view #5 in the appendix).

Resources

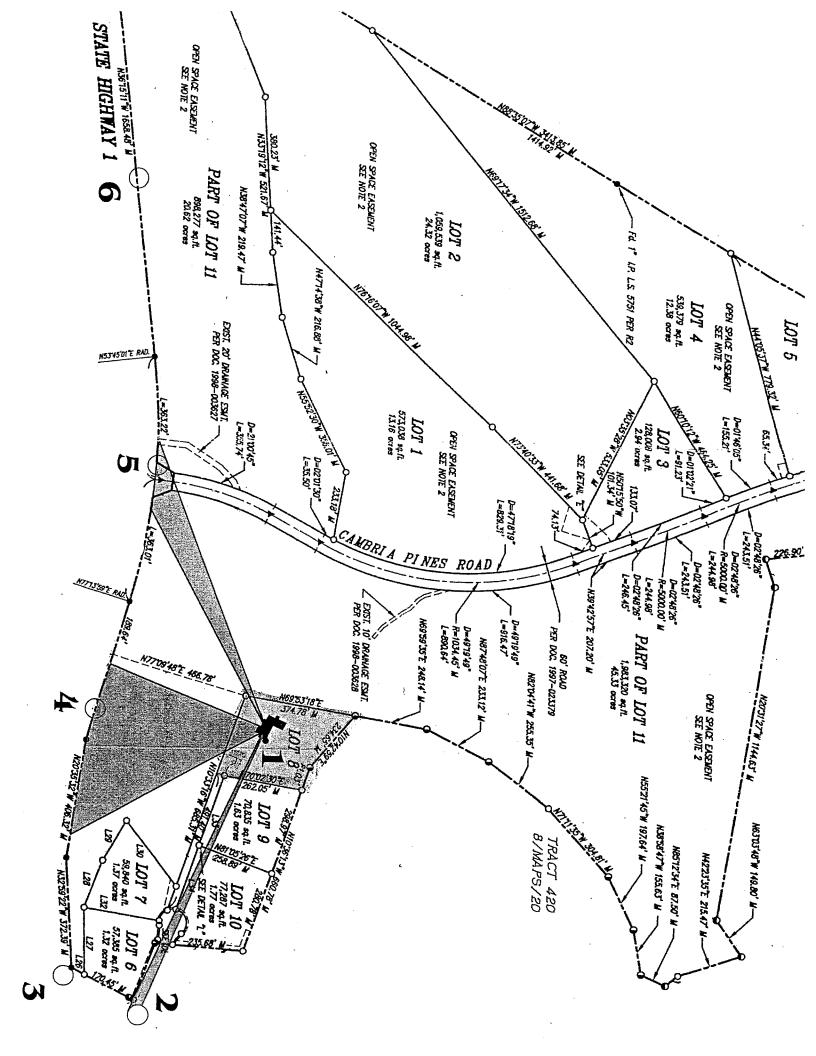
- 1) Photographs of the site were taken from the southbound vantage point of Highway 1 at various noted positions, using a 5 megapixel digital camera. For visual reference a square red flag measuring 5 feet on each side was placed atop a thirty foot pole at the southwest, or most visible, corner of the proposed structure.
 - 2) Cambria Pines Estates Tract 1804 map by RRM Design Group

Residential and Commercial Architectural Design
Thomas G. Brajkovich, Architect C15612

Conclusions and recommendations

The proposed residence will not create an undue impact on the scenic quality of the Highway 1 corridor due to the following factors:

- 1) proposed structure type and materials fall within range of those exhibited in existing structures on adjacent parcels.
- 2) the structure is blocked from view by a bank of trees for southbound traffic, and by a tree-covered knoll for northbound traffic.
 - 3) existing dense mature vegetation between the proposed structure and Highway 1 will provide additional and extensive screening of structure from the most visually impacted stretch of road.
 - 4) additional screening provided by new plantings on west side is recommended.
 - 5) Recommended finishes should include dark earth-toned roof and dark trim. Avoid light-colored walls or reflective metal surfaces. All metal trim or fixtures should be dark colored. All exterior lighting should be shielded
 - 6) It is recommended that the owner maintain screening vegetation on the west side slopes of the structure, and that pruning of existing mature oaks on the knoll be kept to a minimum.



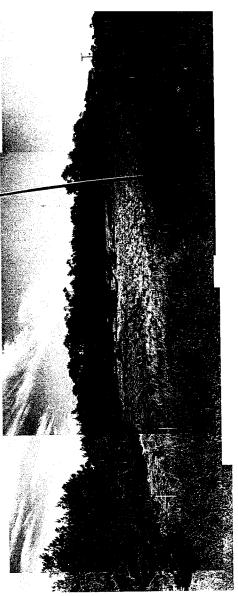


View 4: Highway 1 facing east with simulation of proposed residence. Proposed landscape screening not shown.



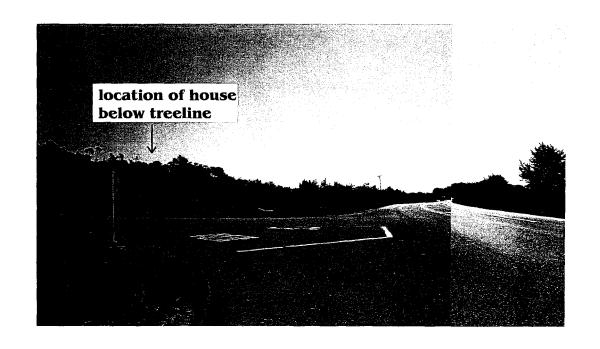
View 4 Detail with simulation of proposed residence

The house is most visible from this view from the highway, at 90 degrees from the lot (see map). At this point the house is screened 80% by existing



View 4 (un-altered photo with circle around flag)

A 5'x5' red flag atop a pole at the max height of the house as seen from the most visible view from Highway 1.



View 5: Intersection of Cambria Pines Road and Highway 1, facing southeast



View 6: Highway 1 facing south, 1/3 mile from site

